

MINUTES OF THE PLANNING COMMISSION MEETING OF JULY 05, 2006, AT 6:00 P.M.
IN THE COTTONWOOD HEIGHTS CITY COUNCIL CHAMBERS.

MEMBERS PRESENT: Jerri Harwell, Geoff Armstrong, Doug Haymore, Gordon Nicholl,
Amy Rosevear, Sue Ryser, JoAnn Frost, Tom Bowen

EXCUSED: Jim Keane

STAFF PRESENT: Planning Director Michael Black, Planning Intern Bill Cobabe, City
Attorney Shane Topham, Planning Coordinator Sherry McConkey

OTHERS PRESENT: Dale Giles, Miranda Llewelyn, Dan Dezotell, Tom Henroid, Don
Antczak, Maryellen Antczak, Sharon Shirley, Stan Carambelas, Kay
Nielsen, Norn North, Alvin Roper, Walter Mileski, John Liley, Janeen
Forsyth, Robert Forsyth, Dwan Knapton, Kim Knapton, Laurie
Cullimore, Stephen Van Dijk, Erica Van Dijk, Chyleen Arbon, Shaun
Wentworth

Chair Bowen called the meeting to order.

1.0 PUBLIC COMMENT

1.1 No public comment was given.

2.0 PUBLIC HEARING – CONDITIONAL USE – CADEN’S COVE

2.1 Mr. Black explained that this is a request by Tom Henroid for a 12 lot PUD (planned unit development) on approximately 2.46 acres of land located at 2150 E. Fort Union Blvd. Staff is recommending approval of this PUD with conditions that are outlined in the staff report dated July 05, 2006.

2.2 Tom Henroid, asked the Planning Commission to consider changing the front setback to 15 feet to allow the ability to keep the same footprint of the home he would like to build.

2.3 Chair Bowen opened the public hearing.

2.4 Dale Giles, 7045 S. Brent Lane, stated that he believes the calculations are off and by his calculations there should only be 11 houses not 12.

2.5 Don Antczak, 2150 E. Fort Union Blvd., agrees that the amount of lots should be decreased and believes 10 lots would be a better number of lots to be built. Mr. Antczak expressed concern about the increase in traffic if the 12 proposed lots were built.

2.6 Kay Nielsen expressed his concern with the height of the buildings and believes the homes should be reduced to just one level and 2000 square feet.

- 2.7 Shileen Arbon expressed concern about the 26 foot height and believes it should be reduced.
- 2.8 Chad Booth expressed concern that the view will be gone if you allow the 26 foot heights and asked if an architectural wall would be installed.
- 2.9 John Wiley, 7079 Brent Lane, asked about the grade of the property and wanted to know what direction the grade is.
- 2.10 Mr. Black explained that the examples that have been shown are estimations and that they are not construction plan.
- 2.11 Dale Giles noted that the house on the north looks as though it has a lesser grade and asked if it would stay the same.
- 2.12 Mr. Black explained that the elevation of the ground would stay as they are today.
- 2.13 Chair Bowen closed the Public Hearing.
- 2.14 **MOTION:** Ms. Rosevear moved to approve the Caden's Cove PUD subject to the planning department conditions as stated in the July 5, 2006 staff report with the following exceptions:
 - 1.) That all residential structures built within the development observe a height limitation of 26 feet measured from existing grade to top of roof notwithstanding any additional entitlements per Section 19.76.200.
 - 2.) That all landscaped space counted toward the open space calculation be kept in joint ownership separate from individual lots to ensure perpetuity of open space.
 - 3.) The developer shall maintain all open space and landscaping within common areas until the time when the developer turns over control to the HOA.
 - 4.) That all improvements to the cross-section of Fort Union Boulevard be completed before final occupancy is granted for any building (the improvements are specific to sidewalk, signage and landscaping).
 - 5.) The developer shall install new lights in the private right of way on his property per the Standards and Specifications for new construction.
 - 6.) Lighting is required to be full cut-off able, light fixtures shall be as shown in the plans.

- 7.) Landscaping shall be completed as the plans represent and shall be completed at the time of final occupancy. In addition a 100% landscape bond will be required to ensure the improvements are made as represented.
- 8.) The developer shall provide refuse collection for the properties.
- 9.) Setbacks for main buildings in the PUD shall be as follows:
 - a. Front – 15 feet
 - b. Rear – 25 feet
 - c. Sides – 8 feet (min. 21' between structures)
- 10.) That the entry gate be single-fly as shown on the plans with a lock box and a man-gate for pedestrian access from Fort Union Boulevard.
- 11.) Staff shall review all building permit applications for new homes to ensure architectural compliance and consistency.
- 12.) The maximum number of lots allowed is limited to 11.
- 13.) The applicant must resubmit plans for 11 lots. Staff shall review the architecture according to the approved conditions and shall determine the architectural consistency. If staff and the applicant cannot agree on architecture, a meeting will be held by the Planning Commission for final approval of architecture.

The motion was seconded by Mr. Haymore and passed unanimously on voice vote.

3.0 **REVIEW ITEM – SITE PLAN REVIEW ORDINANCE**

- 3.1 Mr. Black explained that this is a draft of the site plan review ordinance to be added to Chapter 19. The Planning Commission will take it, review it and come back with recommendations at a future meeting.

4.0 **APPROVAL OF MINUTES – June 7, 2006**

- 4.1 Ms. Frost moved to approve the minutes for June 7, 2006. The motion was seconded by Ms. Rosevear and passed unanimously on voice vote.
- 4.2 **MOTION:** Ms. Rosevear moved to adjourn. The motion was seconded by Mr. Nicholl and passed unanimously on voice vote.

Meeting adjourned at 7:36 p.m.

Approved: 7/19/06 sm